

Chilton County, AL

SEE PHOTOS
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www.cypruspartners.com

Reference # 222

More info at
205-870-5455

Land For Sale

147 acres +/-

\$213,150

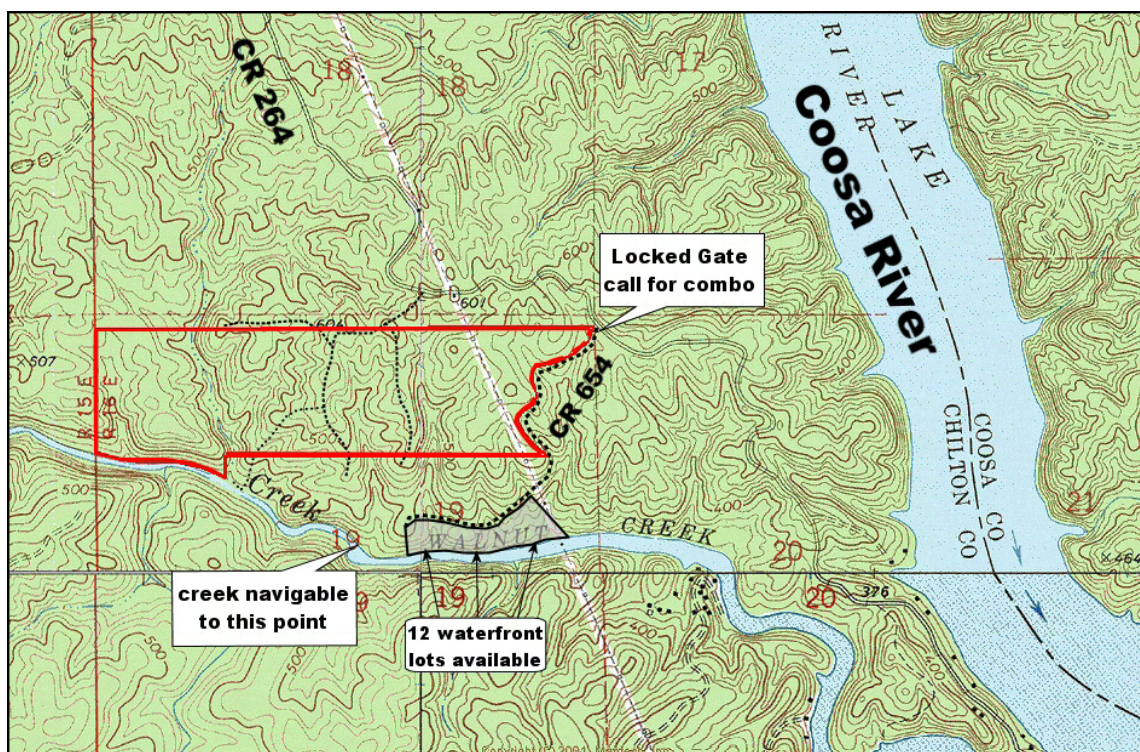
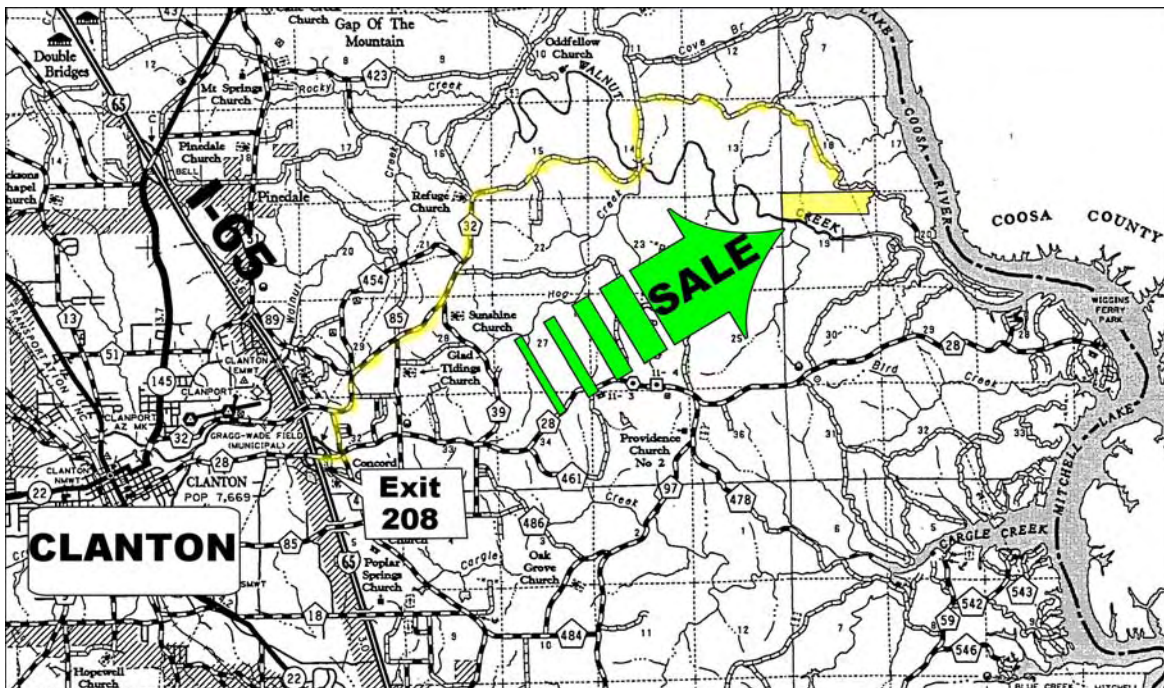
Exclusive Agent For Owner

CYPRUS
PARTNERS

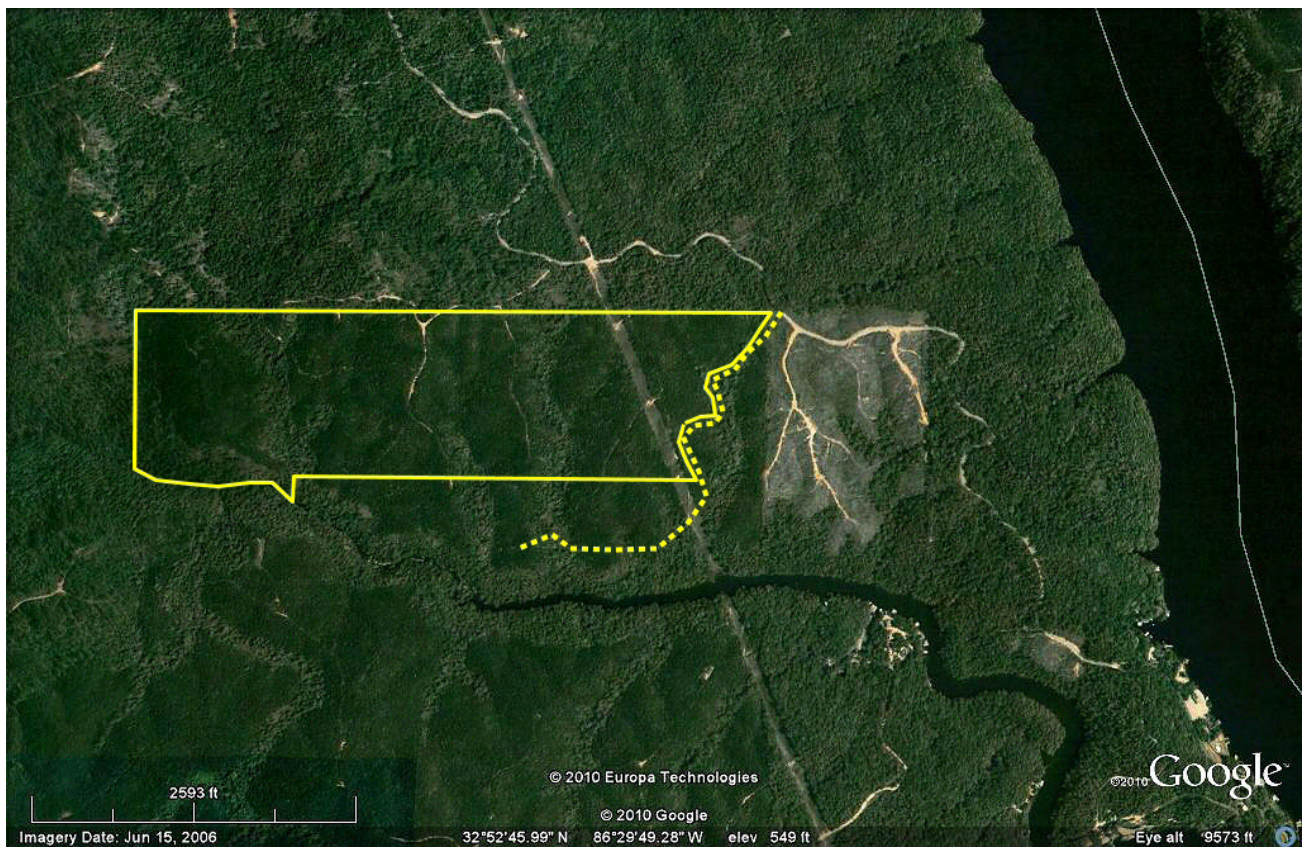
P O Box 590045
Homewood, AL 35259

- Easy access: 20 minutes to I-65 and Clanton
- Near Birmingham & Montgomery in Chilton Co. 10 miles east of Clanton
- Paved road access, water and power available
- Located one mile west of Lake Mitchell (Coosa River)
- Owner has 12 waterfront tracts on navigable water for sale nearby. Any one of these are available at a 20% to 25% discount to whoever buys this tract
- Property fronts Walnut creek for ¼ mile (not on navigable portion of creek)
- Income available: about 80% of the property is 13 year old planted pines ready to thin

All distances and acres are estimates and should be independently verified



NOTICE: Investment in land carries risk. Prospective buyers should understand and independently verify the risk factors before buying this property. All information furnished by Cyprus Partners about this property has been obtained from sources believed to be reliable. However, neither Cyprus Partners nor the property owner makes any representation or warranty as to completeness or accuracy. This property is subject to prior sale, price change and withdrawal from the market without notice. No representation or warranty is made, express or implied, as to the condition of the property, boundaries, fitness for any particular use, Fair Market Value, access, acres, zoning, or condition of title.



Aerial view



Looking upstream at frontage on Walnut Creek



Paved road frontage and property entrance



View looking southeast from the south line



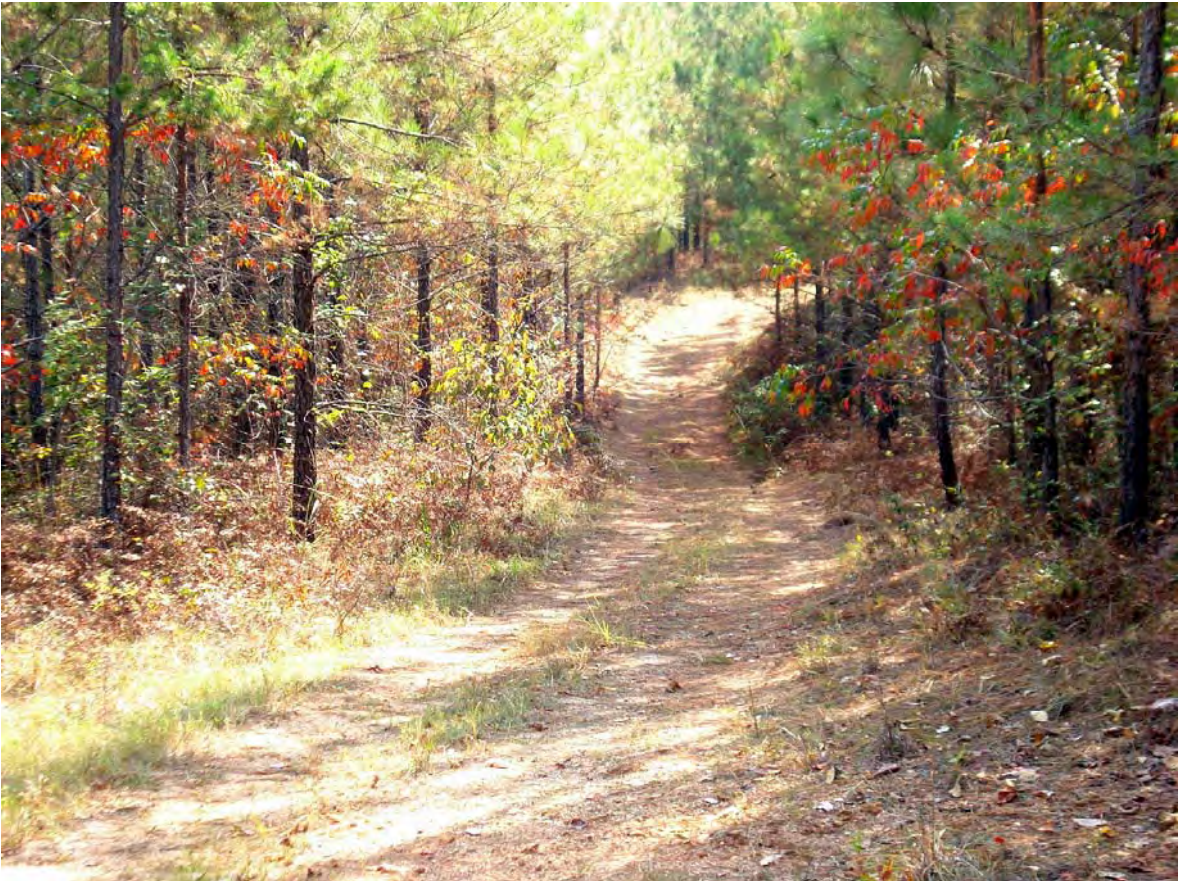
Valuable stand of 13 year old planted pines ready to thin



Another view of the 13 year old planted pines



View of private Co Rd # 654 (east line of the property)



One of the woods roads traversing the property



Navigable portion of Walnut Creek where the 12 lots front (lots on the right)